

REMUDA RANCH

NWC FM 471 & GALM RD
AZTX PROPERTIES LTD,
2200 EAST RIVER RD
SUITE 124
TUSCON, AZ 85718

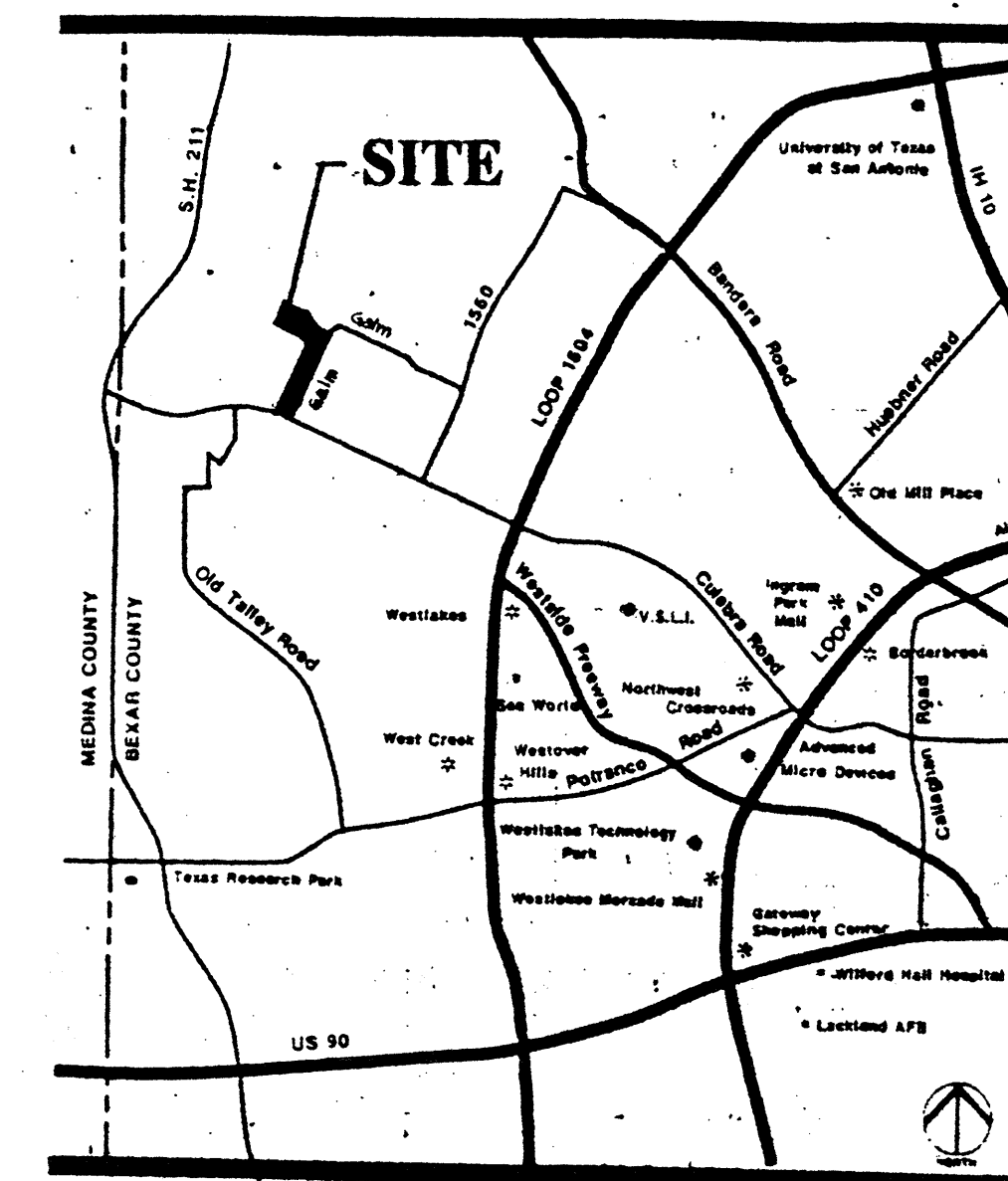
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SUMMARY

NO. OF LOTS 589 LOTS
ACREAGE 426.97 AC.

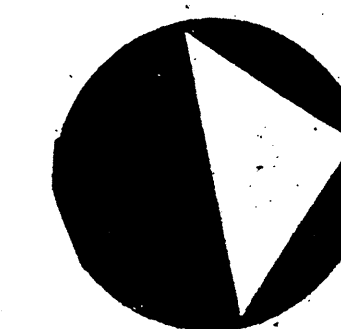
NOTE:
ALL STREETS HAVE A 50' STREET
R.O.W. UNLESS OTHERWISE NOTED.

* THE COMBINED DENSITY OF PHASE II AND
PHASE III INCLUDING THE COMMUNITY
OPEN SPACE IS 2.96 DU/AC.

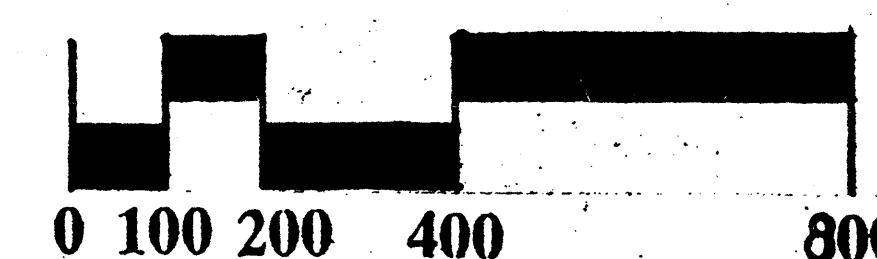


LOCATION MAP

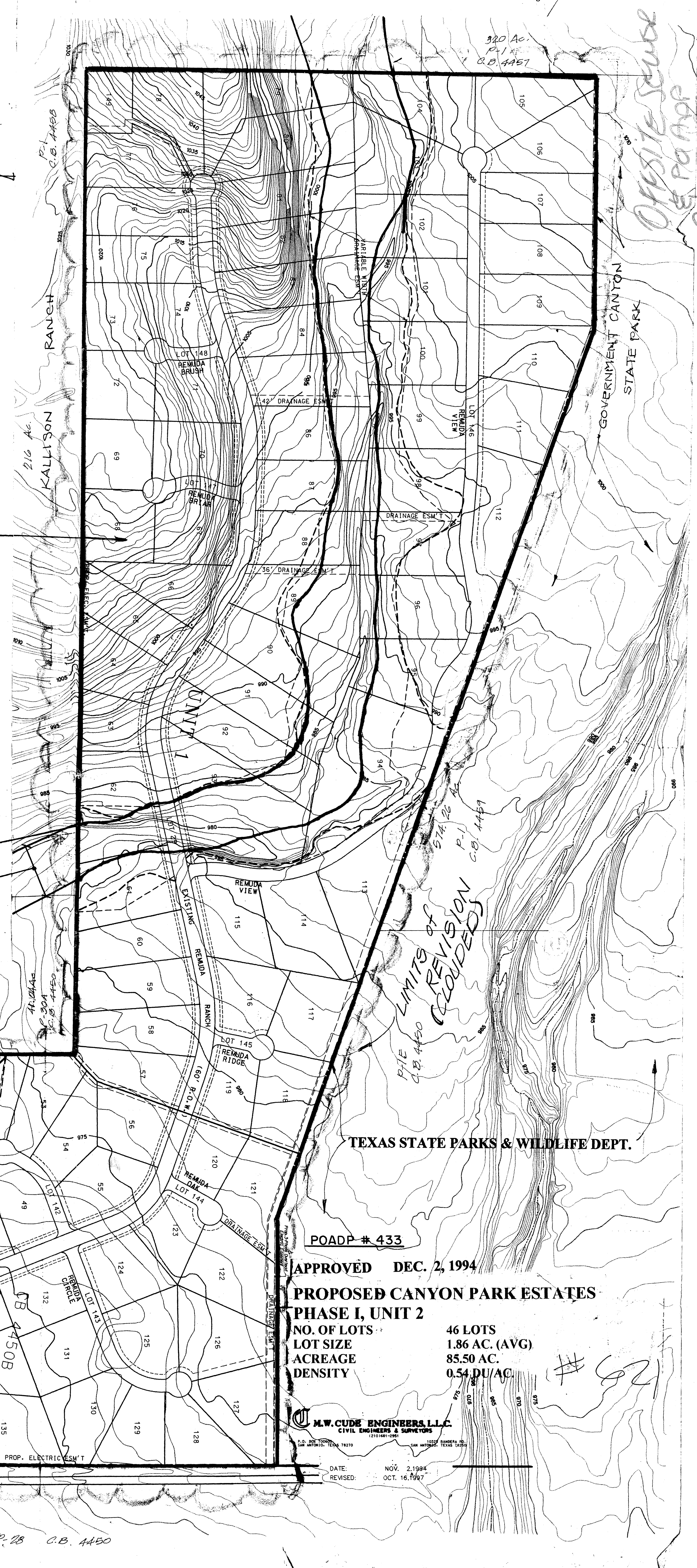
PROPOSED CANYON PARK ESTATES
PHASE I, UNIT 1
NO. OF LOTS 63 LOTS
LOT SIZE 2.15 AC. (AVG)
ACREAGE 153.48 AC.
DENSITY 0.40 DU/AC.



SCALE: 1"=200'-0"



ALL WEATHER BRIDGE
STRUCTURE



PROPOSED REMUDA RANCH COMMERCIAL
ACREAGE 20.98 AC.
EXISTING ZONING B-2

PROPOSED REMUDA RANCH PHASE III
NO. OF LOTS 240 LOTS
LOT SIZE 60' X 120'
ACREAGE 51.16 AC.
DENSITY 4.69 DU/AC.

PROPOSED REMUDA RANCH PHASE II
NO. OF LOTS 240 LOTS
LOT SIZE 60' X 120'
ACREAGE 66.0 AC.
DENSITY 3.64 DU/AC.

20' WIDE PEDESTRIAN
PASEO LINKAGE TO
PEDESTRIAN/EQUESTRIAN
CORRIDOR

EXISTING 30' R.O.W.
PROPOSED 60' R.O.W.

20' WIDE
PEDESTRIAN
EQUESTRIAN
CORRIDOR

SPECIAL USE
6.42 AC.

DEDICATION TO COUNTY

GALM ROAD
EXISTING 60' R.O.W.
PROPOSED 86' R.O.W.

POADP # 433

APPROVED DEC. 2, 1994

PROPOSED CANYON PARK ESTATES
PHASE I, UNIT 2

NO. OF LOTS 46 LOTS
LOT SIZE 1.86 AC. (AVG)
ACREAGE 85.50 AC.
DENSITY 0.54 DU/AC

M.W. CUDDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

DATE NOV. 2, 1994

REVISION OCT. 16, 1997

GALM ROAD
EXIST. 60' R.O.W.
PROP. 86' R.O.W.

P. 28 C.B. 4450

**CITY OF SAN ANTONIO
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of **ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code** and must be certified to contain the following:

Date Submitted: November 14, 1997 Name of POADP: Canyon Estates
Owners: AZTX Consulting Firm: M.W. Cude Engineers, L.L.C.
Address: 5670 Verbena Address: 10325 Bandera Road
San Antonio, Tx 78229 San Antonio, TX 78250
Phone: (210) 614-3311 Phone: (210) 681-2951
Existing zoning: N/A Proposed zoning: N/A
Texas State Plane Coordinates: X: 080.090 Y: 618.884

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 4 Res. ☒ Yes ☐ No
1 Comm.

Land area being platted:

	Lots	Acres
Single Family (SF)	<u>589</u>	<u>427.8</u>
Multi-family (MF)	<u>0</u>	
Commercial and non-residential	<u>1</u>	<u>20.98</u>

Is there a previous POADP for this Site? Name Remuda Ranch No. 433
Is there a corresponding PUD for this site? Name Remuda Ranch No. 438 (95-048)
Plats associated with this POADP or site? Name Remuda Ranch U-1 No. 950266
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

Print Name: James Sims Signature: James K Sims
Date: 11-12-97 Phone: (210) 614-3311 Fax: (210) 696-7022

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

N/A ☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☐ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;

☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: James Sims

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

January 15, 1999

James Sims
M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: Canyon Estates

POADP # 621

Dear Mr. Sims:

The City Staff Development Review Committee has reviewed Canyon Estates Subdivision Preliminary Overall Area Development Plan # 621. Please find enclosed a signed copy for your files. Although the northern portion of the plan was accepted, (the area bounded by the drain on the south, Government Canyon on the north, and Galm Road on the east) please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Mopcvais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

November 17, 1997

City of San Antonio
Attn: Elizabeth Carol
Department of Planning
114 W. Commerce
San Antonio, TX 78205

RE: POADP #433

Dear Elizabeth,

This letter is in response to the POADP application concerning the revision of the original POADP #433.

POADP #433 was originally approved December 2, 1994 as Remuda Ranch. Out of this POADP Unit 1 was platted.

Within the area of Remuda Ranch, Unit-1 from the original POADP #433 Remuda Ranch, Unit-1 was platted. The original POADP #433 showed this area to be comprised of large single family lots. The developer is proposing two (2) units and increasing from the 22 original lots to 109 lots with an approximate 2.2 acres per lot and a change of name to Canyon Estates.

I am attaching the original POADP #433 indicating the area of change.

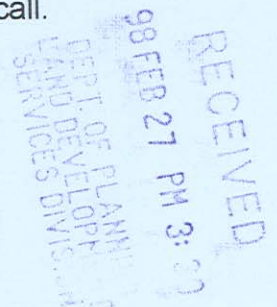
If we can be of any further service or if you have any questions, please call.

Sincerely,

Sandi L. Vicars
Assistant Project Manager

Attachment

SLV/nvp



POADP meeting 3/13/98

Canyon Valley - Rejected

- the proposed Wilderness Oaks needs to be incorporated into the plan as an indication that such thoroughfare will be dedicated and constructed in connection with the planned development.
- Plan needs to show proposed development adjacent to the southeastern POADP boundary. (Sendro Ranch POADP)
- Recommend street name change for proposed north south thoroughfare to Evans Rd..
- Wilderness street alignment needs to be coordinated with adjacent owners to the east
- Revised 60' street alignments are have excessive lengths
- Note that single family lots fronting onto collectors is prohibited

Sendro Ranch - Rejected

expect new maps soon

- Coordinate with property to the north (area contiguous to Unit 4) to share responsibility in dedicating and constructing the Wilderness Oak thoroughfare i.e. ½ on Sendro site and balance on abutting property
- Recommend additional access point to Wilderness Oak

• TIA

Canyon Estates -

- Clarify limits of POADP area and applicants ownership as well as abutting property ownership
- Cite need to comply with thoroughfare requirements Galm, FM 471 and east west thoroughfare. Limits of Government Canyon
- Cul de sac streets lengths greater than the minimum need to be addressed.

• TIA

Wright Estate - Approved as is



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

January 8, 1999

Mr. Emil Moncivais, AIA, AICP
Planning Department
City of San Antonio
114 W. Commerce
San Antonio, Texas 78283-3966

RE: Preliminary Overall Area Development Plan
Champions Ridge Subdivision

Dear Mr. Moncivais,

This letter is to confirm the 30' Vehicular Easement provided for emergency access within the subject POADP ties into a vehicular easement provided within the approved POADP of Mesa Grande, #390A submitted by W. F. Castella and Associates, Inc.

Should you need additional information and/or clarification, please call.

Very truly yours,

Carlos C. Sandoval
Project Manager

CCS/slv



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

January 4, 1999

Mr. Emil R. Moncivais, AIA, AICP
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

RE: Remuda Ranch, Preliminary Overall Area Development, #433

Dear Mr. Moncivais,

On behalf of the owner, we are hereby requesting an approval on the revision of the POADP. As only a portion of the POADP is being revised, we are requesting approval on that portion only, as shown on the POADP in a clouded area.

Submitted with this request are six prints of the subject POADP, and an 8½" x 11" reduction of the POADP.

If you have any questions regarding this matter, please feel free to call our office. Thank you for your time and consideration.

Very Truly Yours,

Sandra L. Vicars
Assistant Project Manager

SLV/cgh

RECEIVED
99 JAN -5 PM 3:02
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Remuda Ranch

phase III

has 240 lots w/ 1
entrance

TIA is pending

• stub out to back near
Kallison Ranch



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.

SAN ANTONIO, TEXAS 78250

(210) 681-2951

Memo

TO:

Dept. of Planning

DATE:

January 5, 1999

SUBJECT:

Remuda Ranch

Revision

4th floor

Preliminary Overall Area Development Plan

6 - Bluelines Revised P.O.A.D.P.

1 - 8 1/2" x 11" Reduction

1 - Request for Approval only on area being revised

As per the agreement between Mr. Bob Opitz, Public Works Dept. and Duane Moy of our office

Dora Linder

*Sincerely
Sandy*

Remuda Ranch
phase III
has 240 lots w/ 1
entrance
TIA is pending
• stub out to back near
Kallison Ranch



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.

SAN ANTONIO, TEXAS 78250

(210) 681-2951

Memo

TO:

Dept. of Planning

DATE:

January 5, 1999

SUBJECT:

Remuda Ranch

Revision

4th floor

Preliminary Overall Area Development Plan

6 - Blueprints Revised P.O.A.D.P.

1 - 8 1/2" x 11" Reduction

1 - Request for Approval only on area being revised

As per the agreement between Mr. Bob Opitz, Public Works Dept. and Duane Moy of our office

Dora Cude

*Sincerely
Sandy*

SIGNED

Canyon Park Estates a.k.a. Remuda Ranch

- need additional access points for unit 3
"still not addressed"
- please call Todd
- TIA
- trees
- drainage

Sandy
12-17-98

* need 8 1/2 x 11 map

Canyon Park Estates

(O.K. to release)

- possibility of a bridge across the flood between the 2 long cul-de-sac

called
Sandy
1-8-99
hl